

44-2-84
corrective deedQUITCLAIM DEED
Without CovenantNO TRANSFER
TAX PAID

013118

Know All Men By These Presents, that TRIANGLE CONSTRUCTION COMPANY, INC., a Maine corporation with a place of business in Waterville, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by PAUL J. MITCHELL whose mailing address is 14 Eustis Parkway, Waterville, Maine 04901, the receipt whereof it does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said PAUL J. MITCHELL, his heirs and assigns forever,

All right, title and interest in and to the following described premises:

A certain lot or parcel of land situated between Cool Street and the First Rangeway and bounded and described as follows:

Beginning at an iron pin in the southerly line of Earle Hancock property a distance of two hundred eighty-six (286) feet from an iron pin in the westerly line of Cool Street and said Hancock's southeast corner; thence north fifty-nine degrees thirty minutes west (N 59° 30' W) along the northerly line of Ralph Nash property a distance of two thousand five hundred fifty-two (2,522) feet to an iron pin in the easterly line of the First Rangeway; thence northeasterly along the easterly line of said Rangeway a distance of two hundred seventy-six (276) feet, more or less, to an iron pin driven into the ground at the northwest corner of said Hancock property; thence south fifty-nine degrees thirty minutes east (S 59° 30' E) along the southerly line of Rosemar Park Development a distance of two thousand four hundred seventy-seven and four tenths (2,477.4) feet to an iron pin driven into the ground; thence southwesterly at an angle of eighty-three degrees seventeen minutes (83° 17') to the last described line a distance of two hundred fifty-one and five tenths (251.5) feet, more or less, to an iron pin and the point of beginning.

Also a water and sewer pipe right of way (width to be determined by utilities) from near the center of the easterly line of property herein described, easterly to join the 50-foot wide strip of land on Cool Street now owned by Robert J. Carey.

Reference is made to a plan of the area dated April 25, 1961, prepared by Carl H. Crane, C.E., recorded in the Kennebec Registry of Deeds.

The grantor herein also conveys to the grantee herein, his heirs and assigns, the right to lay out and establish a fifty-foot (50') right of way or road way or street from the easterly side of the premises above described to said

fifty-foot (50') strip owned by the said Robert J. Carey as above referred to but said right shall not be exercised until both Earl J. Hancock and his wife have ceased to own their said premises as indicated on said plan or have both deceased. The said Hancock has covenanted for himself, his heirs and assigns, that his land lying easterly of the above described property, and as is more particularly described and located on said recorded plan, shall be subject to the foregoing commitment and further that said land shall further be encumbered by the obligation of any future owners thereof to pay to the grantee herein in the event they tie into the sewer and water installation or facilities they will pay to the said grantee their proportionate share of the installation of said sewer and water facilities based upon a front foot basis.

Being part of the premises conveyed to TRIANGLE CONSTRUCTION COMPANY, INC. by Quitclaim Deed of Waterville Apartments, Inc. dated January 22, 1972 and recorded in the Kennebec County Registry of Deeds Book 1573, Page 83.

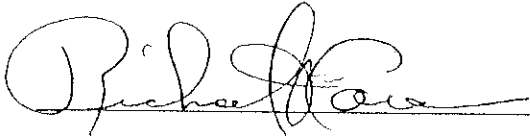
The purpose of this deed is to correct a deed previously given to Paul J. Mitchell by deed of Waterville Apartments, Inc. dated February 26, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1574, Page 858. Said deed incorrectly stated Waterville Apartments, Inc. as Grantor.


To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said PAUL J. MITCHELL, his heirs and assigns forever.

In Witness Whereof, the said HADLEY R. CHANDLER as President of TRIANGLE CONSTRUCTION COMPANY, INC., relinquishing and conveying all rights by descent and all other rights in the above described premises, has hereunto set his hand and seal this 26 day of June, 1989.

Signed, Sealed and Delivered
in the presence of

TRIANGLE CONSTRUCTION COMPANY, INC.

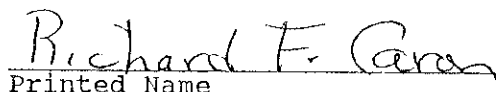


By 
Hadley R. Chandler
Its President

State of Maine
County of *Kennebec*

Then personally appeared the above named Hadley R. Chandler, individually and as President of TRIANGLE CONSTRUCTION COMPANY, INC. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation. Before me,


Notary Public/Attorney at Law


Printed Name



RECEIVED KENNEBEC SS.

1989 JUN 27 AM 10:08

WITNESSED: 
REGISTER OF DEEDS